

Minutes
Baltimore County Design Review Panel
May 10, 2017
APPROVED

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Call to order

DRP Chair, David Martin, called the regularly scheduled meeting of the Baltimore County Design Review Panel to order at 6:00 p.m. The following panel members were:

Present	Not Present
Mr. David Martin	Ms. Cecily Bedwell
Mr. Ed Hord	Mr. Qutub Syed
Ms. Nikki Brooks	Mr. Richard Jones
Mr. John DiMenna	Mr. Matt D'Amico
	Ms. Julie Kirsch

County staff present included:

Andrea Van Arsdale, Jeff Mayhew, Jenifer Nugent, Brett M. Williams, Marta Kulchytska

Minutes of the March 8, 2017 Meeting

Mr. Ed Hord moved the acceptance of the March 8, 2017 draft minutes. The motion was seconded by Mr. John DiMenna and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 210 Allegheny Avenue

DRP PROJECT #: 590

PROJECT TYPE: DTD Towson Commercial

PROJECT DESCRIPTION:

The project consists of façade and some streetscape improvements and signage on an existing building, located at 210 Allegheny Avenue. The improvements include re-facing the building due to water infiltration issues, replacement of all windows, new signage above the front entrance of the building as well as new signage at the corner of Allegheny and Bosley Avenues, removal of two trees and planting of three new trees as replacement, as well as other enhanced landscaping around the building.

Chris Murray, representing Chesapeake Real Estate Group, gave the presentation. He outlined the project proposal, which is to encapsulate the existing building with an EIFS system in a two-color design to prevent further water damage along with new windows and new flashing around the windows for the entire building. Sun shades were presented in drawings for the south and west facing facades above the windows of each floor as well as signage on the south façade and another sign mounted at the corner of the building at Allegheny and Bosley Avenue. Only at the time of the presentation did Mr. Murray express that the sun shades were being planned as optional to the proposed work. Two existing trees along Bosley Avenue are proposed to be removed and replaced with three new, smaller trees and new landscaping around the building's foundation areas.

DESIGN REVIEW PANEL COMMENTS:

Chairman David Martin opened up the floor to the panel members for discussion.

Ms. Nikki Brooks asked about the finish treatment of the EIFS and it was stated that it would be a pebble finish.

Mr. Ed Hord had several concerns. He opined that the proposal as presented with the sun shades was important because without the sun shade elements, the building lacked visual interest. It was his opinion that if the sun shades were to be removed, the applicant would have to come back with another design to present to the panel for approval. Mr. Hord recommended the sun shades remain. With regard to the two signs proposed, Mr. Hord questioned the applicant as to the colors and content. When the applicant stated that the signage had not fully developed Mr. Hord replied that the signs should be removed from the proposal and return for review and approval at a later date. He also said that a formal landscape plan should be prepared and reviewed.

Mr. John DiMenna agreed that the sun shades should be kept as a component of the design. He did state that should the sun shades be removed, he would like to see the massing of the EIFS broken up further through the use of different colors and treatment of the actual design wherein

reveals and/or special molding treatment of the EIFS could be applied above the windows at each level.

Chairman David Martin asked if there were any improvements planned for the parking deck in the rear of the building, specifically if it were to be painted. The applicant answered that no improvements were planned at this time. He then also asked what was to happen to the trees along Bosley and the applicant answered that two existing trees along Bosley are being proposed to be removed and replaced with three smaller trees in that location.

DISPOSITION:

Mr. Hord made a motion to approve the building as proposed with EIFS and to include the sun shade element with the following conditions:

1. The color shades of the proposed EIFS shall be warm in tone and should as match as closely as possible to the color renderings submitted. Per BCZR259.16.G.6.E
2. Submit a formal landscape plan, once designed, to be reviewed and approved with the Department of Planning staff. Per BCZR259.16.G.6.A
3. Lighting for the project shall be designed and submitted to the Department of Planning staff for review and approval. Per BCZR259.16.G.6.G
4. Signage should be reworked and resubmitted to the DRP for review and approval at a later date. Per BCZR259.16.G.6.H

The motion was seconded by Ms. Brooks and approved by acclamation at 6:44 p.m.

The meeting was adjourned at 6:45 p.m.